

Waterville Estates Association Board of Directors

September 26th, 2009 9:00 a.m.

Attendees: Denis Cahill, Samantha Ciaston, Mike Baumann, Paul Axelrod, Anne Formalarie, George Humphrey, Harry Learned

Others:

Corey Smith, Dennis Horigan, Mike Mahoney, Bob Haskins, Penny Joyal (note taker)

Approval of May Meeting Minutes and Teleconference Notes – Unanimously Approved

Homeowner's Corner: no topics submitted. Note that the BOD encourages owners to submit agenda items in advance so that we can be more prepared for discussion.

Points of Action:

1. Oval Pool Flooring: James Everett; discussing the options of the stamped concrete versus other options brought up by Corey. Corey discusses Spray-Deck (option 2) and Increte Systems. It could be a more simple solution perhaps a bit cheaper than Morage (option 1). The Financials are presented on the overhead to help guide the conversation. Installation and longevity of the various products are discussed. Option (3), Natural Slate tile, using the same folks that installed the tile in the lobby. This would keep with the consistent nature of décor throughout the community center. No matter what option is chose much prep will need to be done in order to insure the proper installation. Option 3 may cost around \$20k. Anne reminded the BOD that the bid process must be followed for projects over \$10,000. **A motion is made to approve up to \$22k to use for the purpose of resurfacing the indoor pool area made by Mike Bauman seconded by Samantha. Option 3 (slate tile) all in favor.**

2. Small Amount Cost Items: Corey Smith; eye sore items taken care of around the center, 2 water coolers were purchased will be placed around the center which will reduce costs. The hallway from the dance floor to the back deck was laminated some items were purchased to “professionalize” the appearance of the offices upstairs. The offices upstairs have be rearranged to clean up the area that guests will visit. Anne and Samantha will take a look and make more suggestions for clean up. Men’s room items replaced. A list of these items is listed in the September 2009 Managers Report. Denis is requesting that we continue to be proactive to get the “little” items fixed around the center. (For example the toilets in the main level bathrooms) The items need to be categorized as CIF and Maintenance budget. A discussion begins to appropriate some CIF for these types of items to continue the fixes.

3. Community Day Wrap Up: Denis Cahill; Many thanks by Denis to the participants of the clean up. Thanks to Corey and the staff who helped so folks could hit the ground running. A motion is made to put \$1000 to finish the remaining fix up items at the ski area by James to buy floor tile in the kitchen or

other like purchases to begin working on some things, Denis suggests further discussion and research be done. James volunteered and will include the Commission. A discussion begins about the likelihood of opening the ski lodge and the investment of continuing the repairs. The board feels that we must have more firm plans of operating the ski lodge before we continue funding. At this point there is no definite conclusion.

4. WEA Decals: Corey Smith; we have decals; the concept of advertising is discussed. Issue: when we advertise we are not benefiting from that advertising. We advertise for our property, but others (Waterville Estates real estates, renters and property management companies) are the benefactors. Anne brings the idea of a Brand being WEA. We could begin to market it as a total package to realtors. A committee will be formed to research the ideas for marketing a brand. We'll solicit volunteers through a Constant Contact communication. This worked well for the Nominations and Elections Committee.

Business Updates:

1. Treasurer's Report: Samantha Ciaston; Budget discussion. The BOD requested additional information as part of the monthly update. Corey will ask to include interest earned, CIF received, and number of properties sold.

2. Manager's Report: Corey Smith; in depth discussion begins. Cash Flow Surplus anticipated for 2009 but it leaves us with a deficit of \$17k in 2010 based on the expected expenditures if we fund 'as is' with no growth. As time goes on we recognize the potential of needing new wells, although there is no current concern. This would require a bond to fund the wells which would leave the potential for deficits to last many years. Corey discusses the Profit and Loss Previous Year Comparison. Total expenses are \$19k less than last year. Corey begins to explain how there is a disconnect between owner's expectation and the services that we offer and the budget that we work on. Corey frequently receives complaints about services, but is constrained by our budget. The BOD will address this. Corey wants to show a budget that will support what it would take to "run" a resort style community to help "educate" the community as to why we don't run in this manner. There needs to be transparency to our owners as to what our funds are and the services we offer.

Anne: Update to the Committee **Nominations and Elections**, a set of documents has been sent to the board for perusal. How to become a candidate, the election schedule, a nomination form, items to be included, rules for signatures. Candidates' Night has been set for the candidates to speak on December 12th. Corey put together a policy binder to outline the policies which Anne reviewed with him. Two months is being requested to put together a binder of policies that will also include a summary of BOD votes and decisions

3. Building/Violation Committee: Michael Baumann; applications received for Tree work, 2 new buildings are started, 2 sheds. Violation Committee has not been very busy, letter to White Birches for fencing in around his dumpster. Another is on Porcupine Drive an illegally parked RV and someone is possibly living in it. They have received a letter to remove. A map has been created to look for obvious violations; it's in a grid format for folks to each take a portion. Mike has requested that each contact him with any potential violations. Once the leaves have fallen it will be easier to see the violations. Several folks signed up.

4. Committee Reports: Harry Learned/George Humphrey;

Exclusive Community Study Committee: A three page report was prepared with some background regarding the exclusive nature of our community. Current process is outlined on page 1. With some analysis it was concluded that it was not beneficial from a monetary standpoint to continue some policies. Based on the revenue generated (approx \$7k) from these activities vs. the cost to support the effort (Member Services) is not beneficial. The suggestion is that non-member use be discontinued, and the need to commit to a process and policy for the long term and stick to it is necessary. Members are defined as owners, guests, and renters (associated with owners) Denis is for keeping some activities open to the public, such as Weddings, the Fishing Derby and access to the Summit Lounge. Discussion about the policy around that begins. **Motion that we vote line by line on the Options by Anne seconded Samantha Ciaston. All in favor.**

1. **Cancel Community Memberships [for:5 against:3**
2. **Special group memberships for would be decided case by case [for: 8 against:0**
3. **Cancel Day passes for non members [for: 1 against: 7**
4. **Room rentals & catering to the general public [being evaluated]**
5. **Open Events, such as comedy night and fishing derby keeping as is [for: 8 against:0**
6. **Access to Summit or MV Lounge required due to our liquor license**

New Business

1. **Outdoor Pavilion:** Denis asked the BOD to consider an outdoor gathering place; down by the beach near the play area. Posts and a roof and a place to have a fire. Maximum view location and access to the kitchen need to be considered. James agreed to estimate costs.
2. **Explore Construction of outdoor deck off the Summit Lounge:** it would be over the lap pool 20X40 (800 sq feet). \$23k potential budget. Harry brings up the fact about the existing infrastructure needing upkeep in the face of new construction. James will give a ball park estimate

3. **WEA Event Committee:** in lieu of replacing the Member Service person we'd like to form a committee. Events bring our members together, generate revenue, and provide fun for friends and families. We've had very successful events in the past and look forward to new ideas. The BOD is looking for volunteers to contribute their energy and imagination to develop next year's event calendar.
4. Corey began preparing a package for new Board members that includes Roles & Responsibilities document. Anne would like to attach the bylaws to the package.

The public session adjourned at 12:30

Executive Session

Adjournment at 2:15 p.m.